



CITY OF KIRKLAND
Planning and Community Development Department
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SEPA ENVIRONMENTAL CHECKLIST

UPDATED MAY 2015

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

SEPA Environmental Checklist

A. Background

1. Name of proposed project, if applicable: **Vereze Multi-family Housing**
2. Name of applicant: **BCRA / Justin Goroch, Civil Engineer; Christine Phillips, Planner**
3. Address and phone number of applicant and contact person:
BCRA
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 627-4367
JGoroch@BCRAdesign.com; CPhillips@BCRAdesign.com
4. Date checklist prepared: **June 10, 2016**
5. Agency requesting checklist: **City of Kirkland, WA**
6. Proposed timing or schedule (including phasing, if applicable):
The applicant will be submitting for demolition, building and site development permits for the project to as soon as the land use approval process is completed. Construction of the development is anticipated to begin in March 2017 and go through the end of 2017.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No further work is anticipated.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **Phase I Environmental Site Assessment; by Goldsmith Land Development Services; August 2015**
 - **Preliminary Geotechnical Report; Associated Earth Sciences, Inc.; April 12, 2016**
 - **ALTA Survey; Associated Earth Sciences, Inc.; 10/13/15**
 - **Trip Generation Letter; TranspoGroup; June 2, 2016**
 - **Preliminary Storm Report; BCRA Civil; June 2016**
 - **Tree Assessment and Retention Plan; Creative Landscape Solutions; June 8, 2016**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - **Typical Building and Site Development Permits; City of Kirkland**
 - **Design Review; City of Kirkland**
 - **Demolition permit through Puget Sound Clean Air Agency (PSCAA)**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal.

You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- **Clear site of existing structures, pavement, and landscaping within clearing limits indicated on construction plans.**
- **Construction of a three-story multi-family housing complex totaling 82 units, with internal 2-car garage parking, and 24 on-site guest parking stalls, and related site development including landscaping, central park amenity, utilities, and access improvements.**

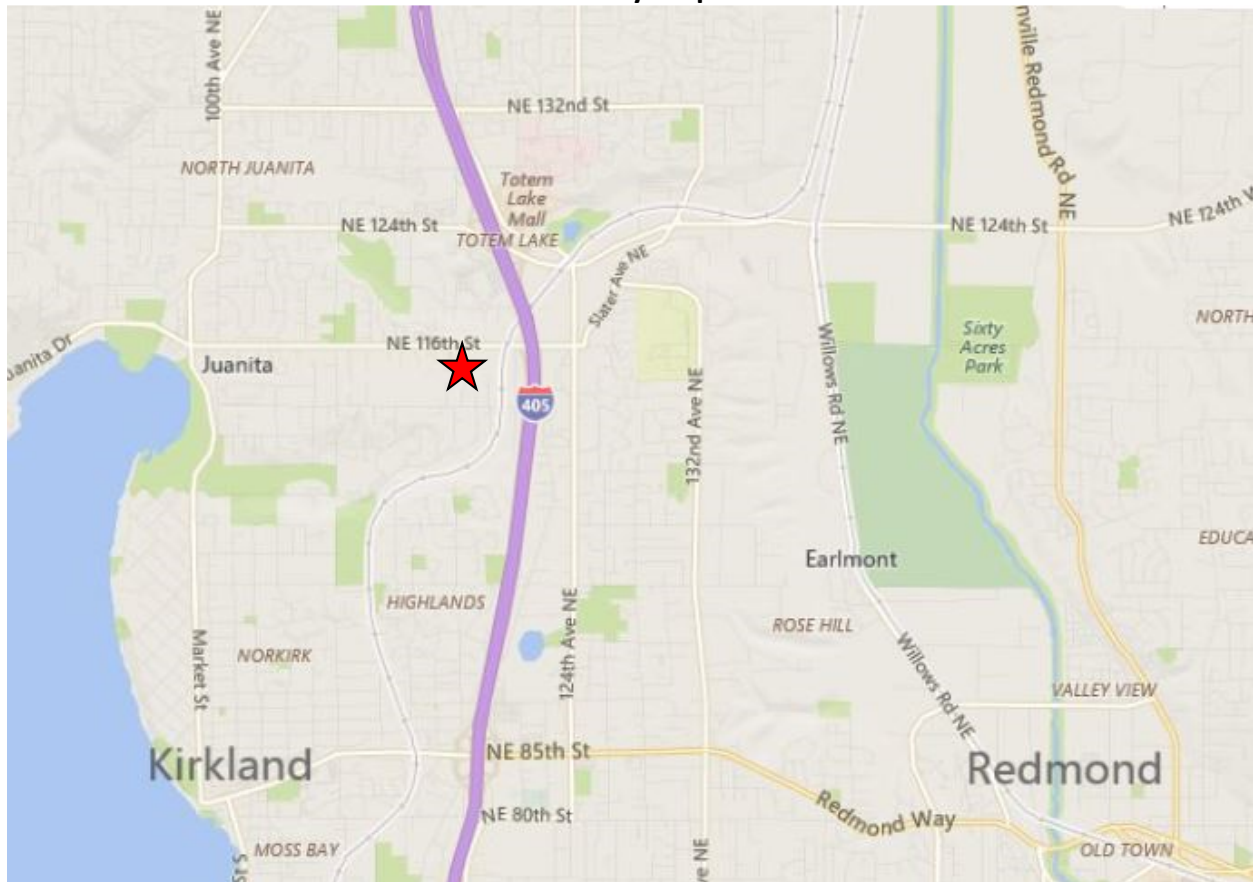
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

11795 NE 116th St., Kirkland, WA 98033

Parcel: 3326059152

Legal Description: NW 1/4 OF NW 1/4 OF NW 1/4 LESS W 303.49 FT LESS N 355 FT OF E 71.24 FT LESS E 69.24 FT LY SLY OF N 355 FT SD SUBD LESS N 30 FT

Vicinity Map



B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Mostly flat with sloped banks at the north, south and east property lines.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is along the south and east property lines with and is in places over 100% slope, contained by existing retaining walls. This is a 20-25 foot vertical drop from the adjacent properties to the subject property within 20-30 feet of horizontal width.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Review of the regional geologic maps indicates that the area of the subject site is underlain by Vashon-age lodgement till with Vashon advance outwash mapped to the south and northwest of the property, and Pre-Fraser deposits mapped to the north of the property. The Geotechnical report finds that their interpretation of the sediments encountered is in general agreement with the regional geologic mapping.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The cut slopes along the south and east property lines show indications of shallow instability since their creation. See *Geotechnical Assessment*.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Cut: 15,000 cy

Fill: 50,000 cy. Fill will consist of both native soils and structural fill. Off-site fill will be provided from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The site is not considered a significant erosion hazard area due to the steep slopes are maintained by retaining walls, lack of exposed soils, and likelihood that Best Management Practices (BMPs) will be used in conjunction with an approved Temporary Erosion and Sediment Control (TESC) Plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Proposed total site coverage will be a maximum of 80%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion control plan will be prepared and implemented during the construction phase in accordance with City Development Standards. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, straw bales and catch basin protection.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles to and from the site. Once the buildings are occupied automobile exhaust from residents entering and leaving will be the main source of emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Main off-site sources of emissions will be the nearby commercial uses and they are not anticipated to affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies in the vicinity of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None anticipated

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This site does not lie in a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposed project does not involve discharges of waste materials into surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Water is not anticipated to be withdrawn nor discharged to groundwater as a direct result of the proposed project. If groundwater is encountered during construction, it is anticipated that it can be managed on site.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The property will be served by public sanitary and storm sewers.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be storm water runoff from building roof tops, concrete walks and asphalt pavement areas. It is intended that stormwater runoff will be treated onsite through the use of proprietary water quality treatment device and then conveyed to an onsite underground detention facility. Once treated and detained the runoff will be conveyed to the City system.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns will be maintained in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

During the construction phase, temporary erosion control measures, ongoing maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary.

4. Plants

- a. Check the types of vegetation found on the site:

☒ **deciduous tree:** alder, maple, aspen, other: cottonwood, madrona, bitter cherry, beech

☒ **evergreen tree:** fir, cedar, pine, other: leylandii, hemlock, spruce

☐ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Most of the existing trees and ground cover will be removed with the new development plan.

- c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered species.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be added along property perimeters and between clusters of housing to create inner courts. Low water, native plants will be proposed as may be appropriate.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

birds typical of suburban environments such as jays, crows, sparrows etc. are likely to be seen on or near site.

mammals: deer, bear, elk, beaver, other: **small mammals typical of suburban environments such as rodents/squirrels, raccoons are likely to be seen on or near the site.**

fish: bass, salmon, trout, herring, shellfish, other. **None.**

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

The City of Kirkland is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways in the area.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

- e. List any invasive animal species known to be on or near the site.

None believed to be on or near the site.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric – Power and lighting

Natural Gas - HVAC

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Due to location of structures and grade differences, this project should have no impact on the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State energy requirements will be met when designing building shell, lighting, heating, and ventilation equipment.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

The existing structure was built in 1966 and may contain hazardous materials such as asbestos and lead. Sites within a specific distance of the site were reviewed for contaminants and do not appear to be of significant environmental concern to the subject site. See Phase I for details.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Various chemicals will likely be present in the proposed building, although they would be expected to be present in quantities typical to the residential activities. Overall, any chemicals should be used as necessary, and any un-used or waste materials properly recycled/disposed of.

- 4) Describe special emergency services that might be required.

None anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The building will be surveyed for hazardous materials prior to receiving demolition permits through the Puget Sound Clean Air Agency (PSCAA). Demolition of the structure will follow the prescribed protocol.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Local street traffic noise on NE 116th Street and noise from adjacent businesses. It is not anticipated that this noise will affect this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise would result from construction activities. Long term noises associated with the proposed project will include residential automobile traffic entering and leaving the property.

- 3) Proposed measures to reduce or control noise impacts, if any:

None proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is currently developed with a commercial building that contains 3 businesses: Rainbow Playground Depot, Skymania, and The Gymnastics Connection. Adjacent sites contain a church to the north, general industrial/office to the west and east, also automobile dealership to the east, and a single family subdivision to the south. Further out is a mix of light industrial and commercial uses along with single family housing developments.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Prior to 1966 the site was treed. The project site has not been used for farmland or working forest land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There is no nearby working farm or forest land.

- c. Describe any structures on the site.

Single story light industrial structure of 62,936 SF.

- d. Will any structures be demolished? If so, what?

All existing structures on this site will be demolished.

- e. What is the current zoning classification of the site?

TL 10C

- f. What is the current comprehensive plan designation of the site?

Office / Business Park

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are no critical areas on the site, although the bank on the south and east property lines have a steep slope.

- i. Approximately how many people would reside or work in the completed project?

The proposal will include a mix of 2-, 3-, & 4-bedroom units, totaling 82 units.

- j. Approximately how many people would the completed project displace?

The project will eliminate a light industrial building that holds 3 businesses.

There are perhaps 40-50 people employed between the 3 businesses who will relocate with the businesses.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development is allowed by city code and will be designed to be in compliance with the city development standards. Additional landscaping will be provided at east and west property boundaries for buffer from adjacent uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No nearby commercial agricultural or forest lands, so this is not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

82 units of middle-income housing is being provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing is being eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum proposed building height is 42'-6". The exterior building materials will most likely be comprised of a combination of the following materials: fiber cement panels and siding, wood siding, and brick.

- b. What views in the immediate vicinity would be altered or obstructed?

There are no significant views that this project will alter.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Building will be constructed with high quality, commercial grade materials.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical low-level parking lot lighting and both exterior (security) and interior building lighting will be produced by this project. Light from vehicle headlights as cars navigate the drive areas, and light from residential unit windows, will be emitted from the site during evening and early morning hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that the glare resulting from the proposed project will create a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

Existing sources of light and glare will not affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Jasper's Dog Park and Heronfield Wetlands is a half mile to the northwest, with McAuliffe Park a half mile to the west down NE 116th. Also about a half mile to the southwest, A.G. Bell Elementary school has extensive play fields. 0.1 mile to the east is the Cross Kirkland Corridor for walking and biking and 116th has bike lanes. Currently the site contains 2 recreational businesses: The Gymnastics Connection, a non-competitive gymnastics training facility for children, and SkyMania Trampolines.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Currently the site contains 2 recreational businesses: The Gymnastics Connection, a non-competitive gymnastics training facility for children, and SkyMania Trampolines. These facilities will relocate.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The development proposes a park located in the center of the site that will contain a variety of amenities including a BBQ area with picnic tables and some open lawn areas for passive recreation. There are also landscaped courtyards between unit clusters.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The existing building is 50 years old, as are some of the neighboring light industrial type buildings, but these have not been evaluated to determine eligibility and do not appear to have any particular significance..

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Indian or historic use on the site or nearby.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research was done utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

NE 116th Street has direct access to on and off ramps for Hwy-405. Main property access will be from 116th.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Transit stops are located on both sides of the street at or near the subject site. In addition this bus line goes to the Transit Center a mile to the north of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Kirkland code requires 1.7 cars per dwelling unit and another 10% for guests. 2-car parking garages will be provided for each unit, which exceeds this. In addition approximately 24 spaces of guest parking will be provided, which is also in excess of what is required by code.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new improvements are required for existing roads.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Based on the number of new townhouse units and average trip generation rates published by the Institute of Transportation Engineers (ITE) in the Trip Generation Manual (9th Edition, 2012), the completed project would generate approximately 500 vehicle trips per day, none of which would be trucks. Peak traffic volumes would occur during the weekday PM peak hour (one-hour period between 4:00 p.m. and 6:00 p.m.). See Trip Generation Letter.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no nearby agricultural and forest lands, so this project should not impact the movement of those services.

- h. Proposed measures to reduce or control transportation impacts, if any:

Traffic Impact fees will be allocated to this use.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Fire, police and ambulance services would be required as would be typical for a multi-family development of this size.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees will be assigned as required by municipality.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system

Sanitary sewer is available in the street.


- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Puget Sound Energy
Refuse Service – City of Kirkland
Telephone – Frontier Communications
Cable – Comcast or Frontier
Water service – City of Kirkland
Sanitary Sewer – City of Kirkland
Storm Sewer – City of Kirkland
Natural Gas – Puget Sound Energy

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee: Christine Phillips

Position and Agency/Organization: Planner with BCRA

Date Submitted: June 10, 2016